

Tres Suenos Unit Seventeen (REVISED)

City of El Paso — City Plan Commission — 9/20/2018

SUSU18-00074 — Major Combination



STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

PROPERTY OWNER: G. Bowling Enterprises, LLC

REPRESENTATIVE: CEA Group

LOCATION: North of Montana and East of Rich Beem, District 5

ACREAGE: 23.13

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: N/A

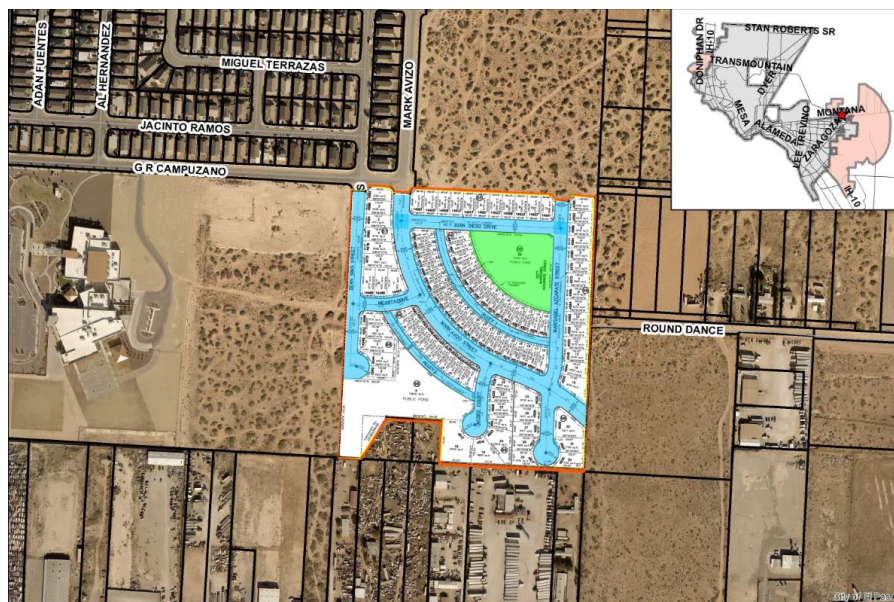
PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval subject to condition stated below.

SUMMARY OF REQUEST: The applicant proposes to subdivide 23.13 acres of land into 103 single-family residential lots, one 1.74-acre park and one 2.53-acre storm-water pond. The proposed subdivision lies within the Tres Suenos Land Study, which was approved on March 22, 2006. This application was approved on a preliminary basis by the City Plan Commission on May 31, 2018, however, it is now being resubmitted as a major combination due a subdivision boundary change. This subdivision is being reviewed under the former subdivision code. Access to the proposed subdivision will be provided via GR Campuzano and Mark Avizo.

SUMMARY OF RECOMMENDATION: Planning staff recommends **APPROVAL** of Tres Suenos Unit Seventeen on a major combination basis subject to the following condition:

- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.



CASE HISTORY

Tres Suenos Unit Seventeen was approved by the City Plan Commission on a preliminary basis on May 31, 2018, however, it is now being resubmitted as a major combination due a subdivision boundary change.

DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a public park.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is developing streets that connect to existing streets.
2.3.3.b: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	Yes, the applicant is proposing dead-end streets, however, these will be connected to adjoining property in the future.

NEIGHBORHOOD CHARACTER: Subject property is zoned P-R 1 (Planned Residential District 1) and is currently vacant. Properties adjacent to the subject property are zoned P-R 1 (Planned Residential District 1) and the rest lie within the ETJ. Surrounding land uses are residential and commercial. The nearest school is Purple Heart Elementary, which is adjacent to the proposed property. There is a park proposed within the subdivision. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Planning staff recommends **APPROVAL** of Tres Suenos Unit Seventeen on a major combination basis subject to the following condition:

- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.

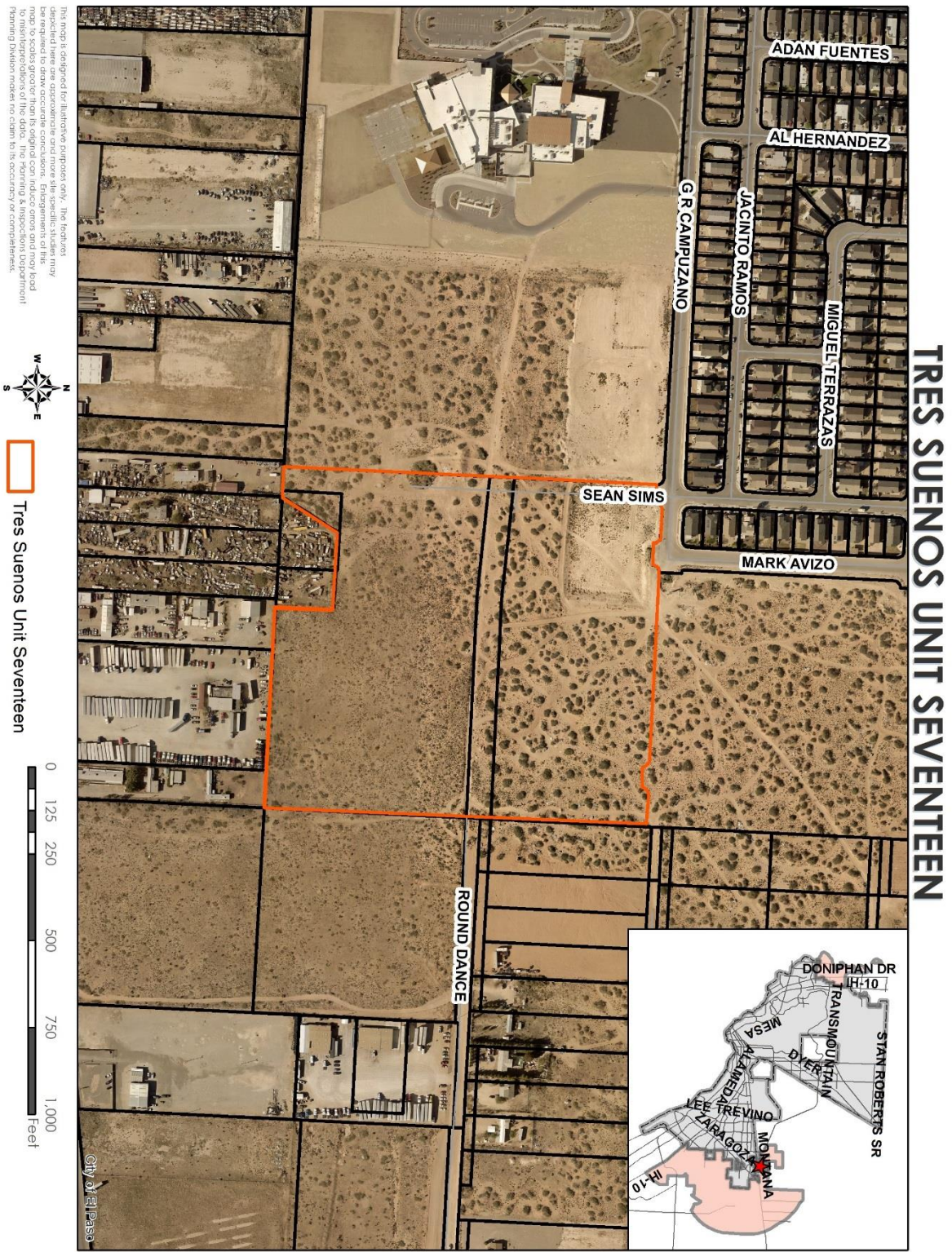
PLAT EXPIRATION:

This application will expire on **March 20, 2019**. Failure to submit the recording plat in accordance with Section 19.08.100 (Recording plat submission) within the specified date, or within an approved six-month extension period, shall necessitate the total resubmission of the minor subdivision application which shall be subject to the subdivision regulations in effect at the time of resubmission.

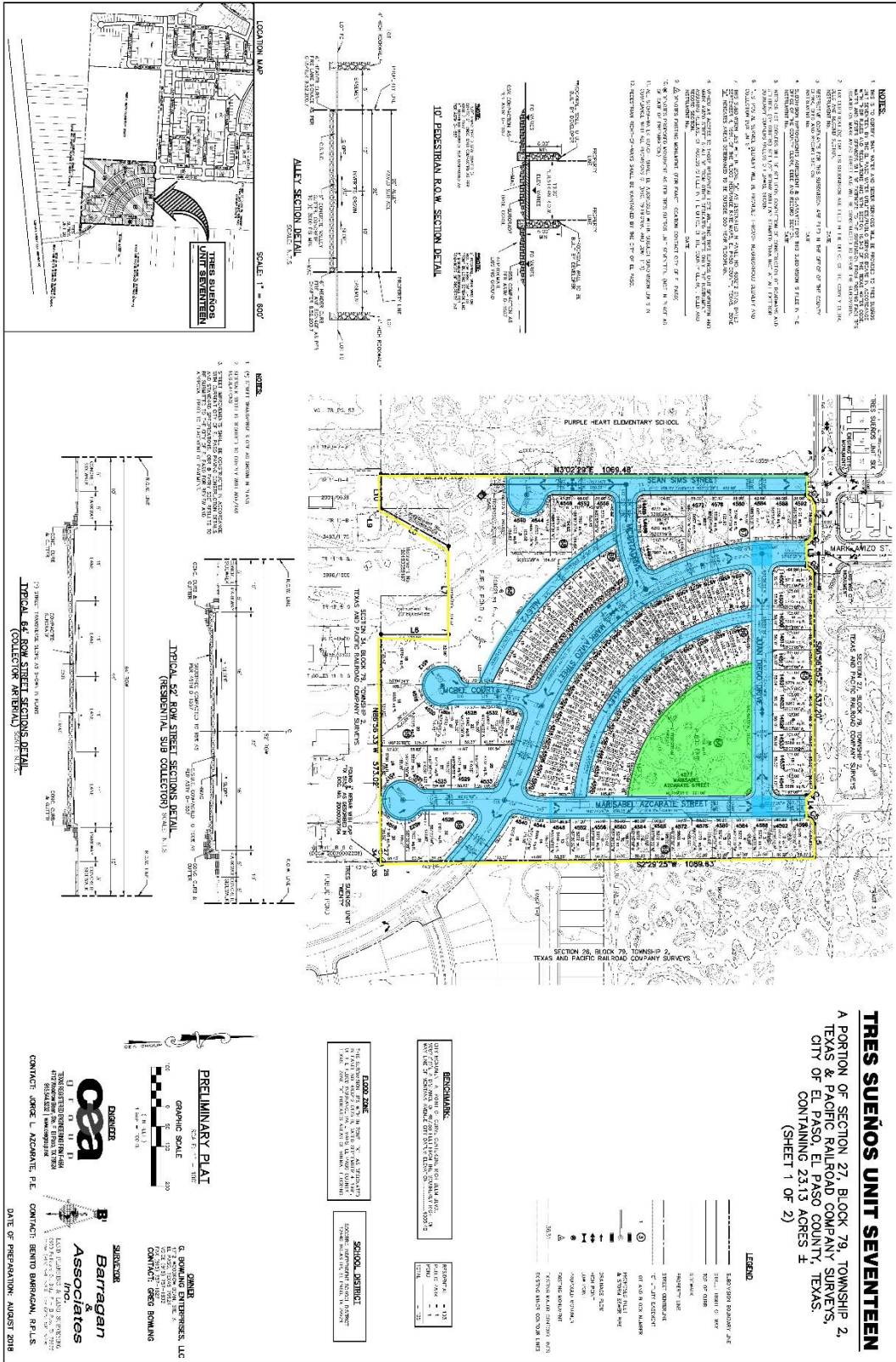
ATTACHMENTS:

1. Location Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2
TEXAS & PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 23.13 ACRES ±
(SHEET 2 OF 2)

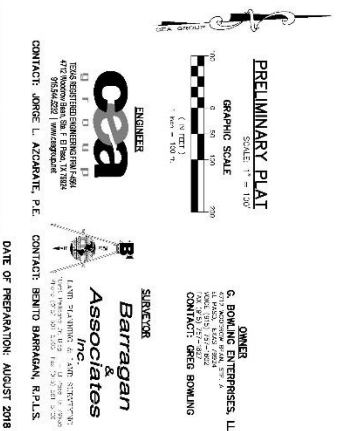
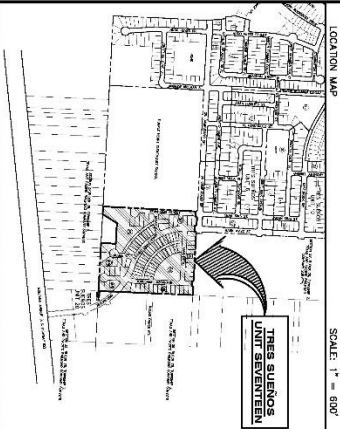
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		CHINA TIER			
OWNER	HOUSE	OWNER	TRADING	CHONG	MINING
					2013
51	14.00	3.24	16.67	3.24	16.67
52	14.00	3.24	16.67	3.24	16.67
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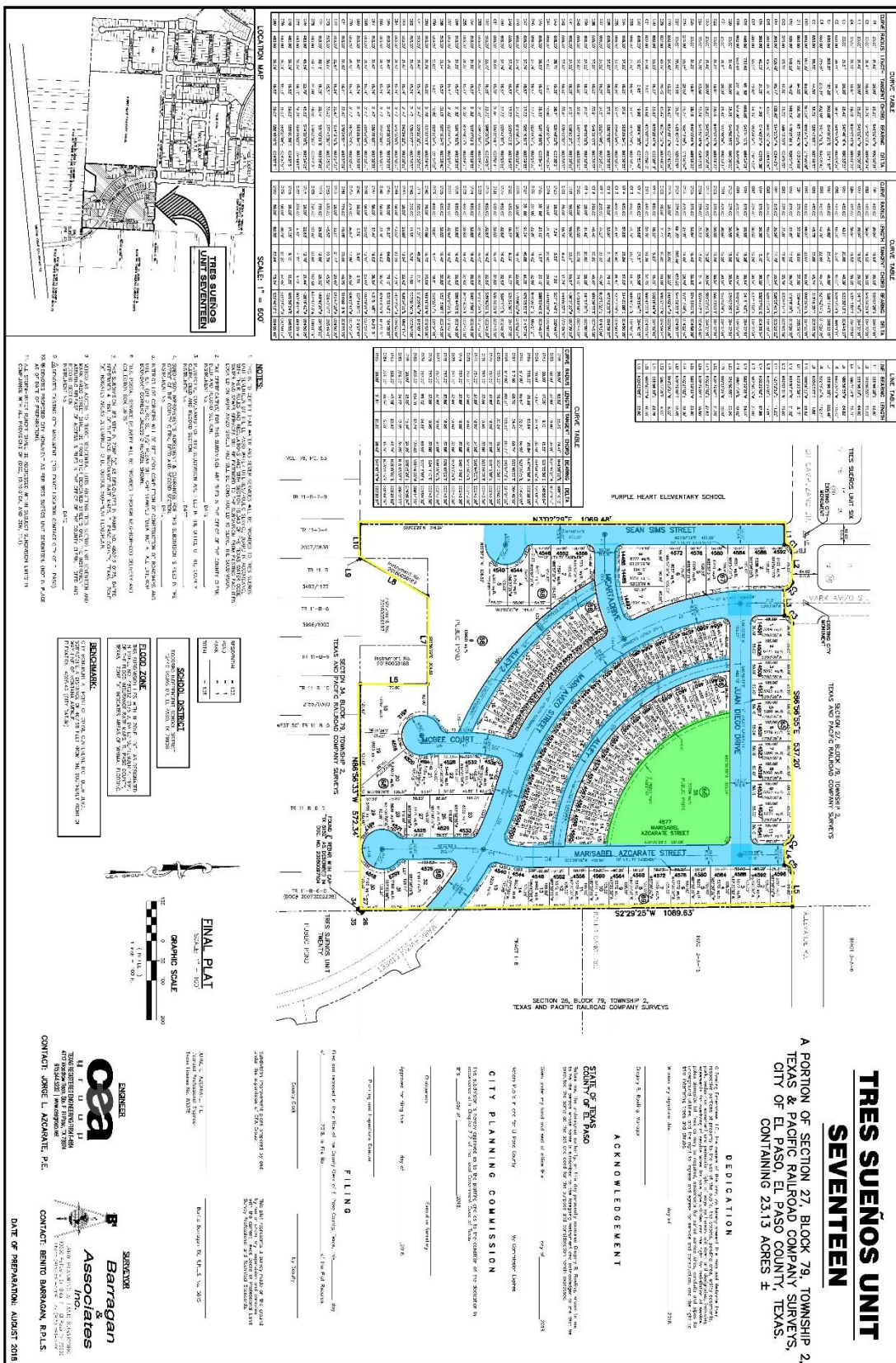
[illegible]

COWE NUMBER		NAME	DATE/TIME				ORIGIN	REMARK	SECTA
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49	49	LINE 49 NAME	49/49/2018	49	LINE 49 NAME	49/49/2018
50	50	LINE 50 NAME	50/50/2019	50	LINE 50 NAME	50/50/2019
51	51	LINE 51 NAME	51/51/2020	51	LINE 51 NAME	51/51/2020
52	52	LINE 52 NAME	52/52/2021	52	LINE 52 NAME	52/52/2021
53	53	LINE 53 NAME	53/53/2022	53	LINE 53 NAME	53/53/2022
54	54	LINE 54 NAME	54/54			



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. _____
SUBDIVISION NAME: Tres Suenos Unit Seventeen

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad
Company Survey, El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	12.67	103	Office		
Duplex			Street & Alley	6.19	8
Apartment			Ponding & Drainage	2.53	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	1.74	1			
School					
Commercial			Total No. Sites		105
Industrial			Total (Gross) Acreage	23.13	

3. What is existing zoning of the above described property? PR-1 Proposed zoning? PR-1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Proposed storm sewer infrastructure to capture run off and discharge into a propose on site ponding area
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record G. Bowling Enterprises, LLC. 4712 Woodrow Bean Ste. A El Paso Texas 79924 (915) 757-1802
(Name & Address) (Zip) (Phone)
13. Developer Bowling Enterprises 4712 Woodrow Bean Ste. A El Paso Texas 79924 (915) 757-1802
(Name & Address) (Zip) (Phone)
14. Engineer CEA GROUP 4712 Woodrow Bean Ste. A El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____



NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a: Current certificate tax certificate(s)
 - b: Current proof of ownership.
 - c: Release of access document, if applicable.
 - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- Ensure that the subdivision improvement plans match the plat and all the proposed cross-sections.
- Revise the preliminary and final plat drawings to ensure that the lots abutting the alleys reflect the 5' easement and 20' alley as proposed on the alley cross section prior to recording the plat.
- The 5' easement adjacent to the alley should be included in the dedication statement on the final plat.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval. No objections to proposed plats.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed Tres Sueños Unit Seventeen, a major combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **103 Single-family** dwelling lots and applicant is proposing to dedicate a **1.74 Acre Park**; this subdivision is part of the Tres Sueños Land Study and Developer(s) have dedicated enough "Parkland" to comply with the minimum parkland requirements for this plat application and still have **2.50 Acres** or **250 Dwelling Units** of "Parkland credits" that can be applied towards sub-sequent subdivisions with-in the approved Land Study.

Developer(s) have dedicated & constructed five (5) "Parks" within the Land Study which have been inspected and accepted for maintenance by the City of El Paso Parks & Recreation Department and improvement for Unit #15 "Park site" are currently under construction therefore, based on the following parkland calculations, this subdivision meets the minimum parkland requirements per ordinance Chapter 19.20 - Parks and Open Space.

Total Dedicated Parkland calculations:

Tres Sueños #1	5.93 Acres	or	593 Dwelling Units
Tres Sueños #4	2.57 Acres	or	257 Dwelling Units
Tres Sueños #5	2.63 Acres	or	263 Dwelling Units
Tres Sueños #10	2.81 Acres	or	281 Dwelling Units
Tres Sueños #11	2.01 Acres	or	201 Dwelling Units
Tres Sueños #15 (Park under construction)	3.04 Acres	or	304 Dwelling Units
Tres Sueños #17	1.74 Acres	or	174 Dwelling Units

Total Parkland Dedication Credits: **20.73 Acres** or **2073 Dwelling Units**

Total Required Parkland calculations:

Tres Sueños #1 =	151 Units requires	1.51 Acres
Tres Sueños #2 =	128 Units requires	1.28 Acres
Tres Sueños #3 =	101 Units requires	1.01 Acres
Tres Sueños #4 =	172 Units requires	1.72 Acres

Tres Sueños #5 = 136 Units requires 1.36 Acres
 Tres Sueños #6 = 138 Units requires 1.38 Acres
 Tres Sueños #7 = 144 Units requires 1.44 Acres
 Tres Sueños #8 = 142 Units requires 1.42 Acres
 Tres Sueños #9 = Multi-family 0.00 Acres - Park Fees \$135,320.00
 Tres Sueños #10 = 162 Units requires 1.62 Acres
 Tres Sueños #11 = 47 Units requires 0.47 Acres
 Tres Sueños #12 = 83 Units requires 0.83 Acres
 Tres Sueños #14 = 135 Units requires 1.35 Acres
 Tres Sueños #15 = 122 Units requires 1.22 Acres
 Tres Sueños #16 = 59 Units requires 0.59 Acres
 Tres Sueños #17 = 103 Units requires 1.03 Acres

Total Requirements **18.23 Acres**

Total Parkland Dedication Credits: **20.73 Acres** or **2073 Dwelling Units**

Total Requirements **18.23 Acres** or **1823 Dwelling Units**

Remaining Parkland Credits: **2.50 Acres** or **250 Dwelling Units**

This subdivision is located under "Park Zone": **E-8**

Nearest Park: **Dreamland Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO WATER:

We have reviewed the subdivision and provide the following comments:

El Paso Water (EPWater) does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

Water:

There is an existing 24-inch diameter water main extending along the north side of Montana Ave., approximately 12-feet south of and parallel to the northern right-of-way line of Montana Ave. This water main is available for main extensions.

There is an existing 12-inch diameter water main extending along the east side of Mark Aviso St., approximately 22-feet west of and parallel to the eastern right-of-way line of Mark Aviso St. This water main is available for main extensions.

There is an existing 12-inch diameter water main extending along the north side of Gr. Campuzano Dr., approximately 22-feet south of and parallel to the northern right-of-way line of Gr. Campuzano Dr. This water main is available for main extensions.

A looped water system extension will be required to provide service to the subject property. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

A 16-inch water main is required to be extended along Mark Aviso St.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Gr. Campuzano Dr., approximately 27-feet north of and parallel to the southern right-of-way line of Gr. Campuzana Dr. This sanitary sewer main is available for main extensions.

General:

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer. An off-site PSB easement is required for the installation of sewer main by extensions.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

CENTRAL APPRAISAL DISTRICT:

No objections.

FIRE:

Recommend approval.

EL PASO COUNTY WATER IMPROVEMENT DISTRICT:

EPCWID has no comments on this item due to the subdivision is not within its boundaries.

ENVIRONMENTAL SERVICES DEPARTMENT:

No objections from ESD.

The developer will need to put up the fire lane signage as per the city ordinance (9.52.200.7).

Our side loader's max allowable width is approx. 18' so we don't foresee there being an issue with alley pickup in the subdivision. We do however recommend designating the alleys with a fire lane in order to prevent parking which may impede bin collections.

STREETS AND MAINTENANCE:

The applicant appears to be proposing a standard 20-ft alley. We have no objections.